

MEMORANDUM

DATE: September 26, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0036-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 25, 2017. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c:  Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(2113 Lodge Farm Road) *
15th Election District * OFFICE OF ADMINISTRATIVE
7th Council District * HEARINGS FOR
Daniel R. & Ashley L. Easton * BALTIMORE COUNTY
Petitioners *
* CASE NO. 2018-0036-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Daniel R. and Ashley L. Easton (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations (“B.C.Z.R.”), to permit a garage with a height of 18 ft. in lieu of the permitted 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. The property is located within the Chesapeake Bay Critical Area (“CBCA”) and is subject to Critical Area requirements as noted in the ZAC comment dated August 23, 2017 submitted by the Department of Environmental Protection and Sustainability (“DEPS”).

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 6, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 8-25-17

By DSW

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the garage's height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 25th day of **August, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a garage with a height of 18 ft. in lieu of the permitted 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date 8-25-17

By LOW

2. Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.
4. Petitioners must comply with the ZAC comment from DEPS, dated August 23, 2017; a copy of which is attached hereto and made a part hereof.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 8-25-17

By DW

**CBCA****ADMINISTRATIVE ZONING PETITION**

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 2113 Lodge Farm Rd Currently zoned DR5.5
 Deed Reference 375351/00285 10 Digit Tax Account # 1900009563
 Owner(s) Printed Name(s) Daniel R & Ashley L. Easton

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)For Administrative Variances, the **Affidavit** on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. **X** ADMINISTRATIVE VARIANCE from Section(s) 400.3, BC2R, TO PERMIT A GARAGE WITH A HEIGHT OF 18ft. IN LIEU OF THE PERMITTED 15ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. _____ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Daniel R. Easton Ashley L. Easton
 Name #1 – Type or Print Name #2 – Type or Print

Daniel R. Easton Ashley L. Easton
 Signature #1 Signature #2

2113 Lodge Farm Rd Balto MD
 Mailing Address City State

21219 443-604-220A
 Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
 8-25-17
 Date

Representative to be contacted:

George McGinley
 Name – Type or Print

George McGinley
 Signature

25 Waterview Rd Balto MD
 Mailing Address City State

21222 443-928-9385 dennymcc@msn.com
 Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 7 day of July, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0036-A Filing Date 7/27/17 Estimated Posting Date 8/6/17 Reviewer JCM

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 2113 Lodge Farm Rd Baltimore MD 21219
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

REQUESTING AN OVERALL HEIGHT OF 18' IN LIEU OF 15'
THE EXISTING DWELLING IS SMALL AND THE YOUNG FAMILY
REQUIRES ADDITIONAL STORAGE. THE PROPOSED 10'
EAVE HEIGHT WILL INCREASE THE ROOF PEAR
TO APPROX 18'

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Daniel R. Easton
Signature of Owner (Affiant)

Daniel R Easton
Name- Print or Type

Ashley L. Easton
Signature of Owner (Affiant)

Ashley L Easton
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9 day of July, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Daniel R Easton Ashley L Easton

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal



Donna Bertoni
Notary Public
9-11-18
My Commission Expires

ZONING PROPERTY DESCRIPTION FOR 2113 LODGE FARM RD.

Being Lot # 902 and Part Lot # 903 in the subdivision of Lodge Forest as recorded in Baltimore County Plat Book # 10, Folio # 76, containing 18,774 square feet. Located in the 15th Election District, and 7th Council. District

CERTIFICATE OF POSTING

2018-0036-A

RE: Case No.: _____

Petitioner/Developer: _____

Daniel Easton

August 21, 2017

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

2113 Lodge Farm Road

August 6, 2017

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 **August 6, 2017**

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0036 -A Address 2113 LODGE FARM RD.

Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/28/17 Posting Date: 8/6/17 Closing Date: 8/21/17

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2018- 0036 -A Address 2113 LODGE FARM RD.
Petitioner's Name DANIEL EASTON Telephone 8/21/17 443-60220
Posting Date: 8/6/17 Closing Date: 8/21/17
Wording for Sign: To Permit A GARAGE W/A HEIGHT OF
18ft. IN LIEU OF THE PERMITTED
15ft.

Revised 6/30/2018

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2018-0036-A

✓ Property Address: 2113 LODGE FARM RD

Property Description: E/S of LODGE FARM RD., 110 ft ± N. from
INTERSECTION of ~~MD~~ ELLEN AVENUE

✓ Legal Owners (Petitioners): DANIEL R & ASHLEY L EASTON

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

✓ Name: DANIEL R EASTON

Company/Firm (if applicable): _____

Address: _____

SAME

✓ Telephone Number: 443-604-2204

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 154868

Date: 7/28/17

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Total: 75.00

Rec From: DANIEL EASTON

For: 2018-0036-A

DISTRIBUTION:

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
7/31/2017 7/28/2017 11:41:02 2
REG 0502 WALKIN JEE
>>RECEIPT # 018657 7/28/2017 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 154868
Recpt Tot \$75.00
\$75.00 CK \$0.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

August 22, 2017

Daniel R & Ashley L Easton
2113 Lodge Farm Road
Baltimore MD 21219

RE: Case Number: 2018-0036 A, Address: 2113 Lodge Farm Road

Dear Mr. & Ms. Easton:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 27, 2017. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
George McClelland, 23 Waterview Road, Baltimore MD 21222

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

AUG 23 2017

OFFICE OF
ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: August 23, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0036-A
Address 2113 Lodge Farm Road
(Easton Property)

Zoning Advisory Committee Meeting of **August 7, 2017**.

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA), and is subject to Critical Area lot coverage requirements. Critical Area lot coverage differs from BCZR lot coverage and is defined in Natural Resources Article §8-1802(a)(17), as follows:

(17) (i) "Lot coverage" means that percentage of total lot or parcel that is:

- 1. Occupied by a structure, parking area, driveway, walkway, or roadway; or*
- 2. Covered with gravel, stone, shell impermeable decking, a paver, permeable pavement, or any manmade material*

(ii) "Lot coverage" includes the ground area covered or occupied by a stairway or impermeable deck.

(iii) "Lot coverage" does not include:

1. A fence or wall that is less than 1 foot in width that has not been constructed with a footer;
2. A walkway in the buffer or expanded buffer, including a stairway, that provides direct access to a community or private pier;
3. A wood mulch pathway; or
4. A deck with gaps to allow the water to pass freely.

The plan submitted with this zoning petition requests to permit a 24'X32' detached garage with a height of 18 feet in lieu of the required 15 feet. The property size is 18,774 square feet (sf). In order to minimize impacts on water quality, the applicant must comply with the LDA lot coverage limit, which, for a property this size, is 31 ¼% (5,876 sf), with mitigation required for lot coverage between 25% (4,694 sf) and 31 ¼%. The LDA regulations also require 15% afforestation on the property, which equates to 6 trees for a property this size. According to the plan submitted for this review, proposed total lot coverage is shown as approximately 3,774 sf, including the proposed 768 sf garage. Any plan or application that is received by this Department will be reviewed for compliance with the LDA lot coverage regulations, as well as the afforestation requirement. Therefore, by allowing the items requested by the petitioner, impacts on water quality will be minimized.

2. Conserve fish, wildlife, and plant habitat; and

The current development proposal for the property will be reviewed for the application of the LDA regulations, which will minimize impacts to any adjacent buffers, thereby will improve buffer functions, and conserve fish, wildlife and plant habitat in nearby Old Road Bay and Jones Creek.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

The petitioner's request, if granted, will be consistent with established land use policies and will minimize or avoid environmental impacts provided that the applicants meet any LDA requirements applicable to the proposal.

Reviewer: Thomas Panzarella; Date: August 23, 2017
Environmental Impact Review

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 6/2/17

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

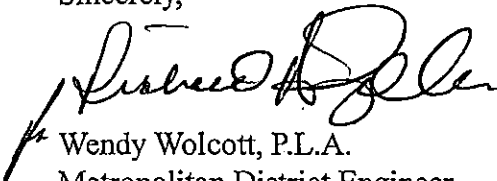
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2018-0036-A.

*Administrative Variance
Daniel R. & Ashley Easton
2113 Lodge Farm Road.*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

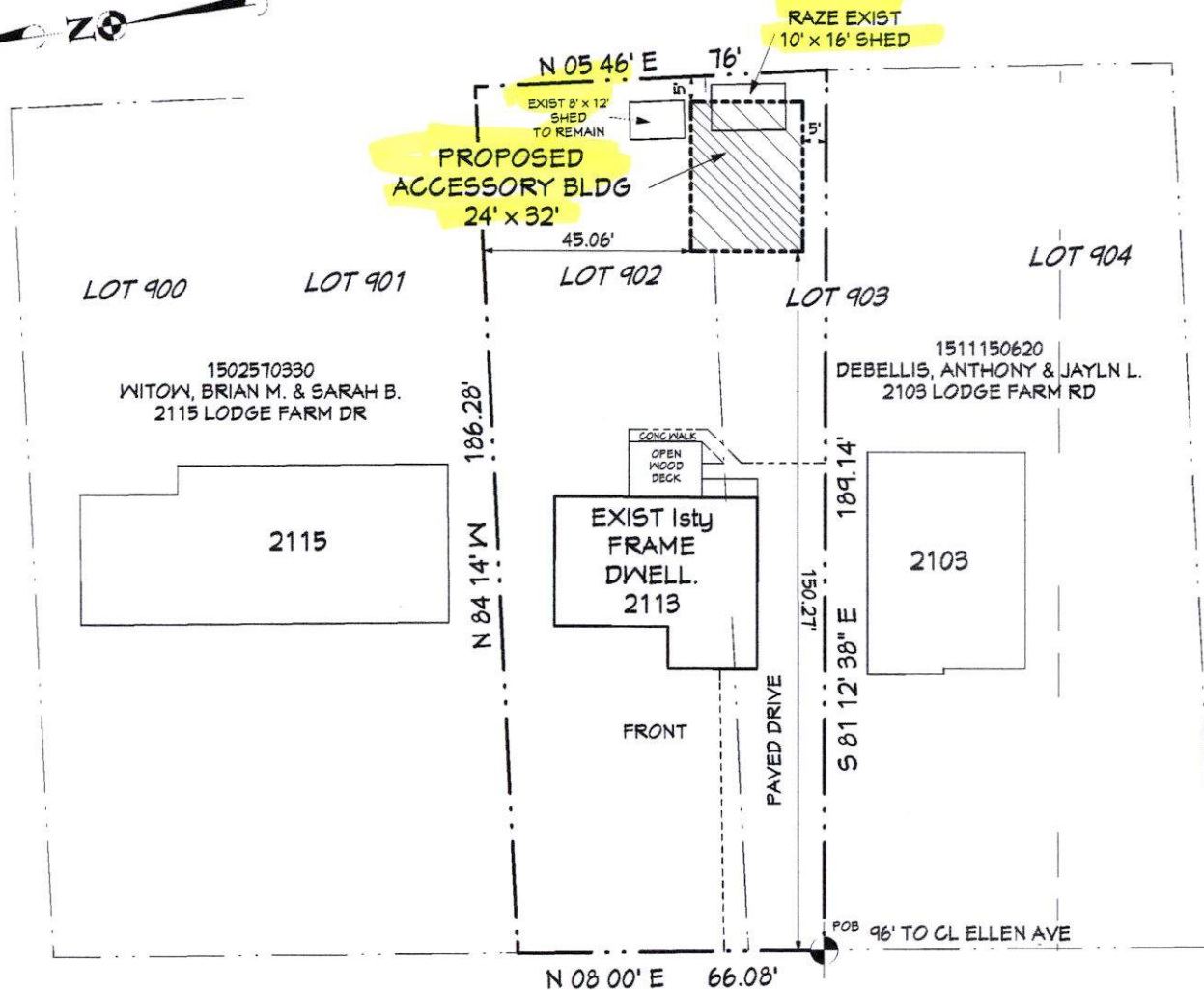
WW/RAZ

ZONING PLAN FOR VARIANCE

ADDRESS: 2113 LODGE FARM RD OWNERS NAMES: DANIEL R. & ASHLEY L. EASTON

SUBDIVISION NAME: LODGE FOREST, LOT 902 & PART LOT 903

PLAT BOOK # 10 FOLIO # 76 10 DIGIT TAX # 1900009563 DEED REF. # 37535/00285

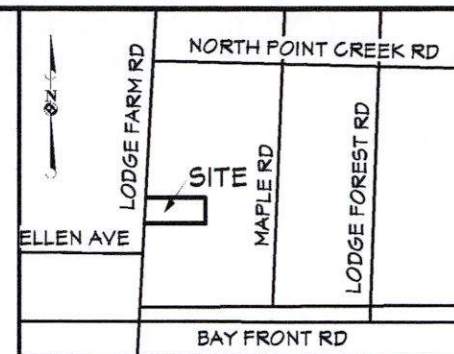


LODGE FARM ROAD

SITE PLAN

SCALE: 1" = 40'

DATE: JUNE 5, 2017
BY: g. d. mcClelland
CHESAPEAKE DESIGN CO
443-928-9385



VICINITY MAP

ZONING MAP# 0111

SITE ZONED DR 5.5

ELECTION DIST: 15 TH

COUNCIL DIST: 7

LOT ACREAGE: 0.431

SQUARE FEET: 18,774 S.F

HISTORIC: NO

IN CBCA: YES

IN FLOOD PLAIN: NO

UTILITIES

PUBLIC WATER & SEWER

PRIOR HEARING: NO

IMPERVIOUS CALCULATIONS

EXISTING IMPERVIOUS

DWELLING: 1,056

COVERED FRONT PORCH: 167

EXISTING SHED TO REMAIN: 96

EXISTING SHED TO BE RAZED: 160

DRIVEWAY: 1,565

CONCRETE WALKS: 74

BASEMENT STEPS: 48

TOTAL EXISTING IMPERVIOUS: 3,166 S.F.

PROPOSED IMPERVIOUS

EXIST MINUS RAZED SHED

3,166 - 160 = 3,006

PROPOSED ACCESSORY BLDG

24' x 32" = 768

TOTAL PROPOSED IMPERVIOUS

3,006 + 768 = 3,774 S.F.

ALLOWED IMPERVIOUS IN CBCA @

31.25% = 4,149 S.F.

Pet. Exh. 1

“LODGE FOREST”

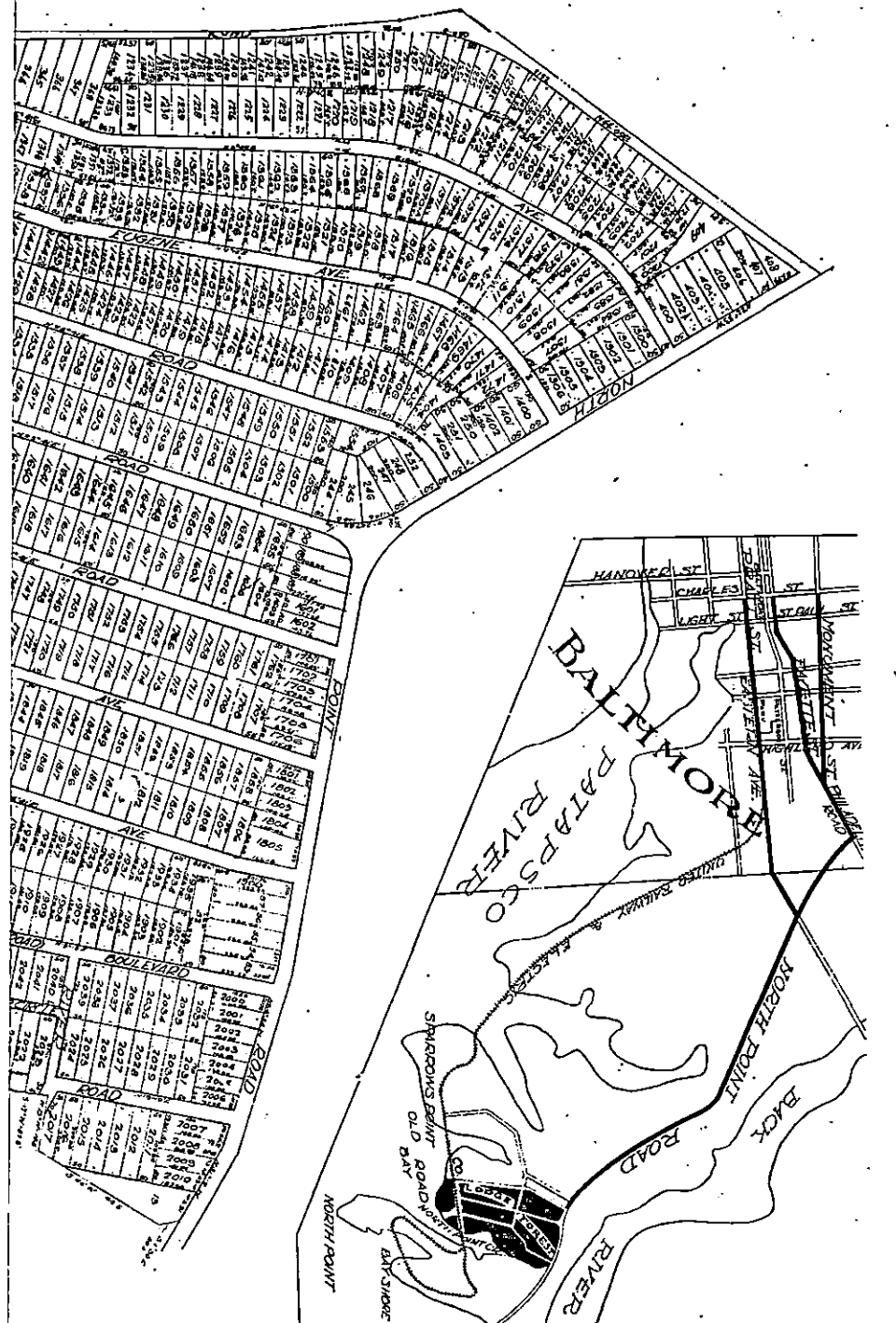
OWNERS
— EASTERN PROPERTIES —
— CORPORATION —

SURVEYED & LAIDOUT
BY

J. SPENCE HOWARD

CIVIL & CONSULTING ENGR.
SCALE - 1"=200 FT.
BOOKS - 183-227-235

BALTIMORE, MD.
MARCH, 1929
Feb. 1933 (Redrawn VCL)
File - 467



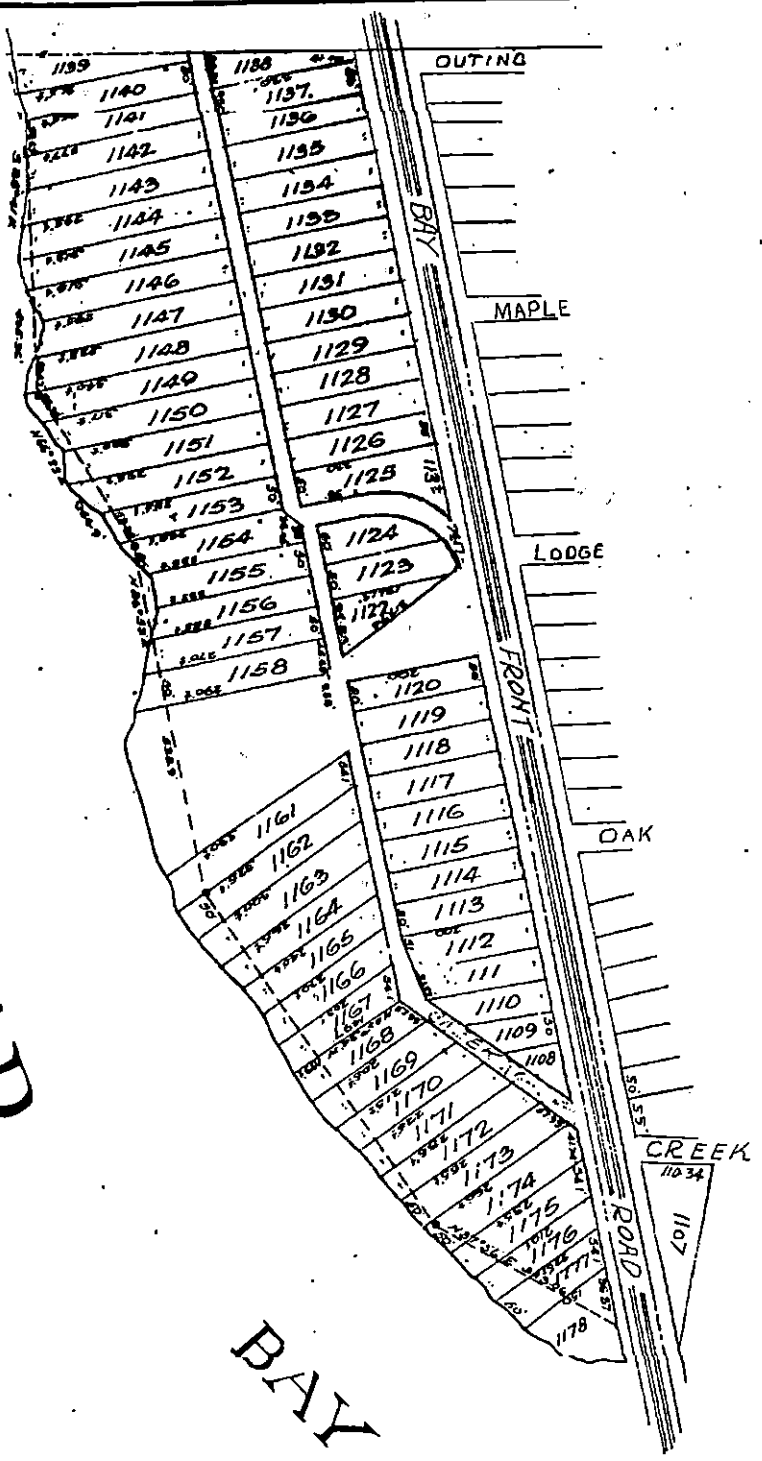
PATAPOSCO

OLD

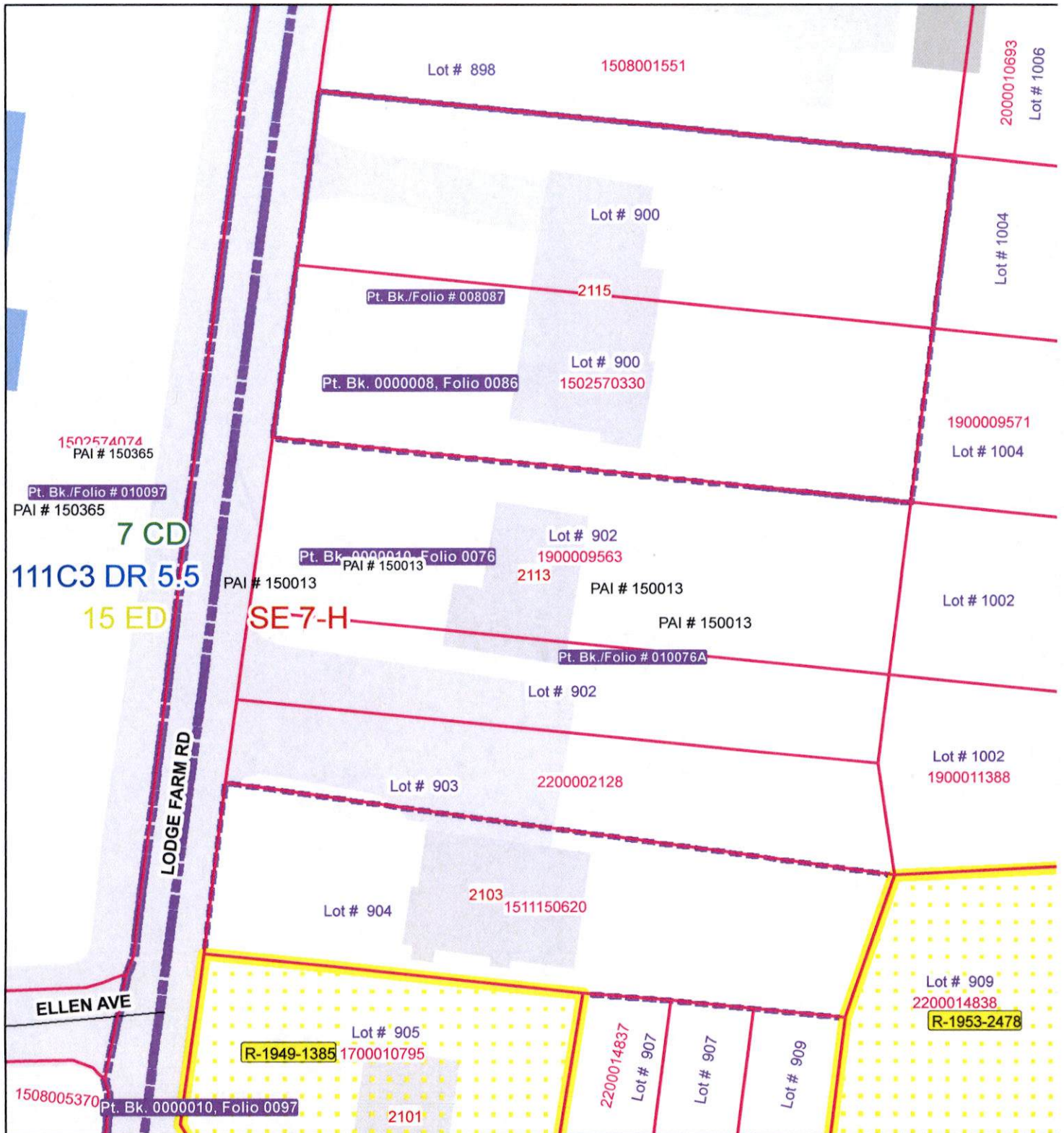
ROAD

BAY

RIVER



2.13 Lodge Farm Road



Publication Date: 7/28/2017



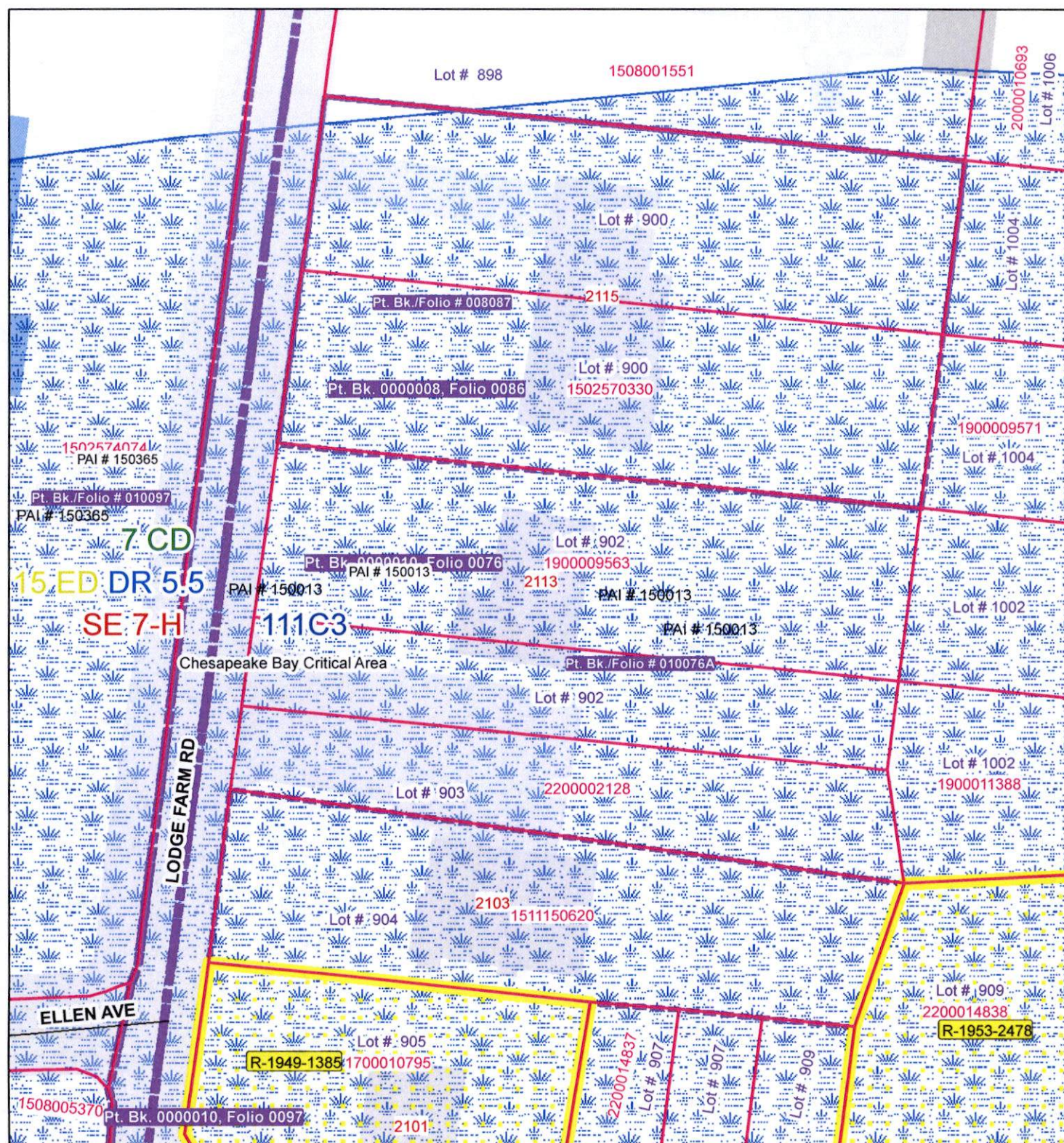
Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 10 20 40 60 80 Feet

1 inch = 40 feet

Chesapeake Bay Critical Area



Publication Date: 7/28/2017



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 10 20 40 60 80 Feet

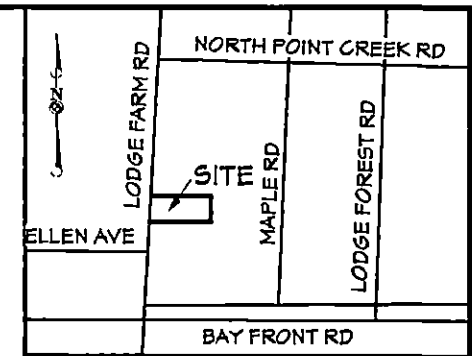
1 inch = 40 feet

ZONING PLAN FOR VARIANCE

ADDRESS: 2113 LODGE FARM RD OWNERS NAMES: DANIEL R. & ASHLEY L. EASTON

SUBDIVISION NAME: LODGE FOREST, LOT 902 & PART LOT 903

PLAT BOOK # 10 FOLIO # 76 10 DIGIT TAX # 1900009563 DEED REF. # 37535/00285



VICINITY MAP

ZONING MAP# 0111

SITE ZONED DR 5.5

ELECTION DIST: 15 TH

COUNCIL DIST: 7

LOT ACREAGE: 0.431

SQUARE FEET: 18,774 S.F

HISTORIC: NO

IN CBCA: YES

IN FLOOD PLAIN: NO

UTILITIES

PUBLIC WATER & SEWER

PRIOR HEARING: NO

IMPERVIOUS CALCULATIONS

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EXISTING SHED TO BE RAZED: 160

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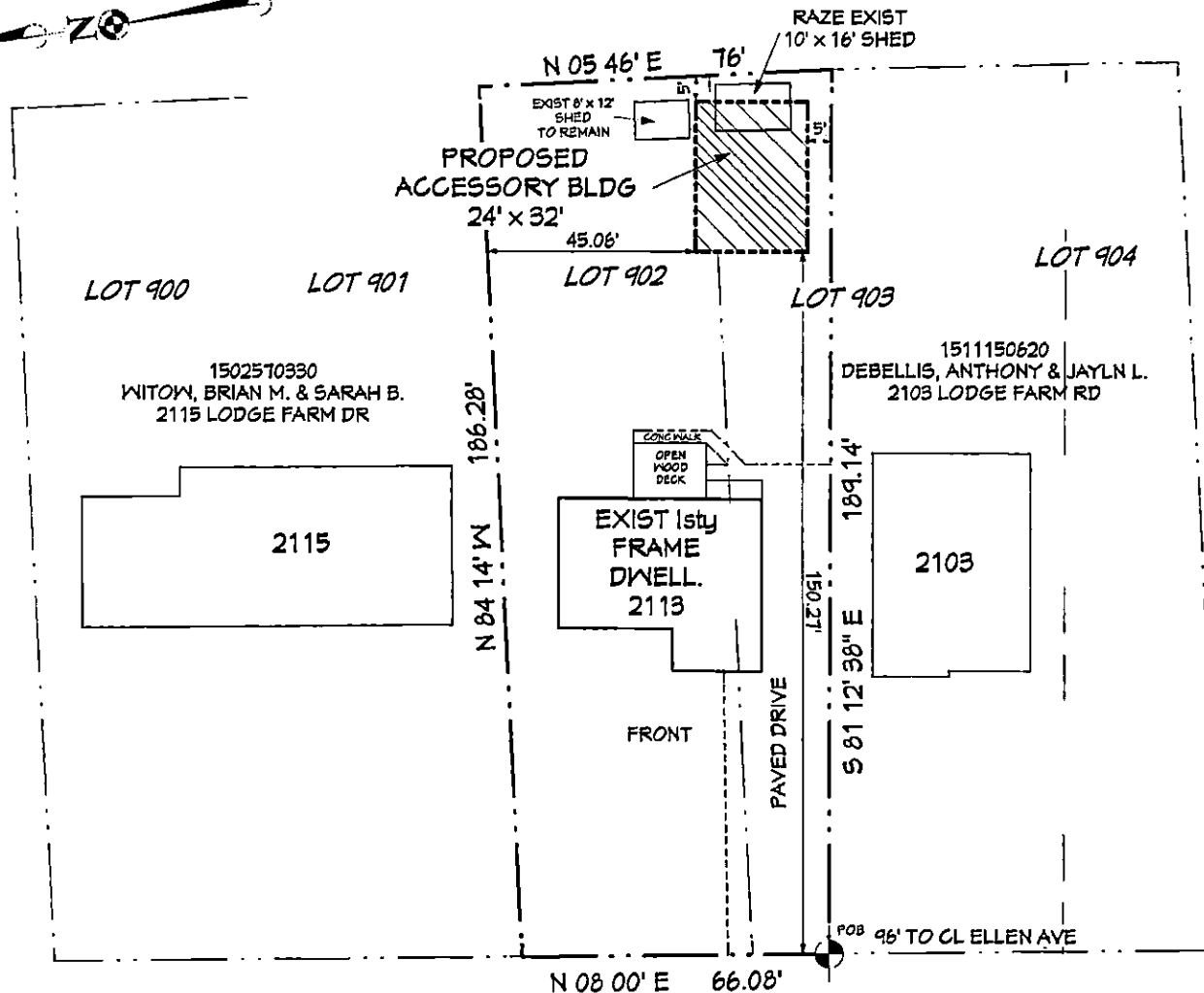
$24' \times 32' = 768$

TOTAL PROPOSED IMPERVIOUS

$3,006 + 768 = 3,774$ S.F.

ALLOWED IMPERVIOUS IN CBCA @

$31.25\% = 4,149$ S.F.



LODGE FARM ROAD

SITE PLAN

SCALE: 1" = 40'

DATE: JUNE 5, 2017

BY: g. d. mcClelland

CHESAPEAKE DESIGN CO

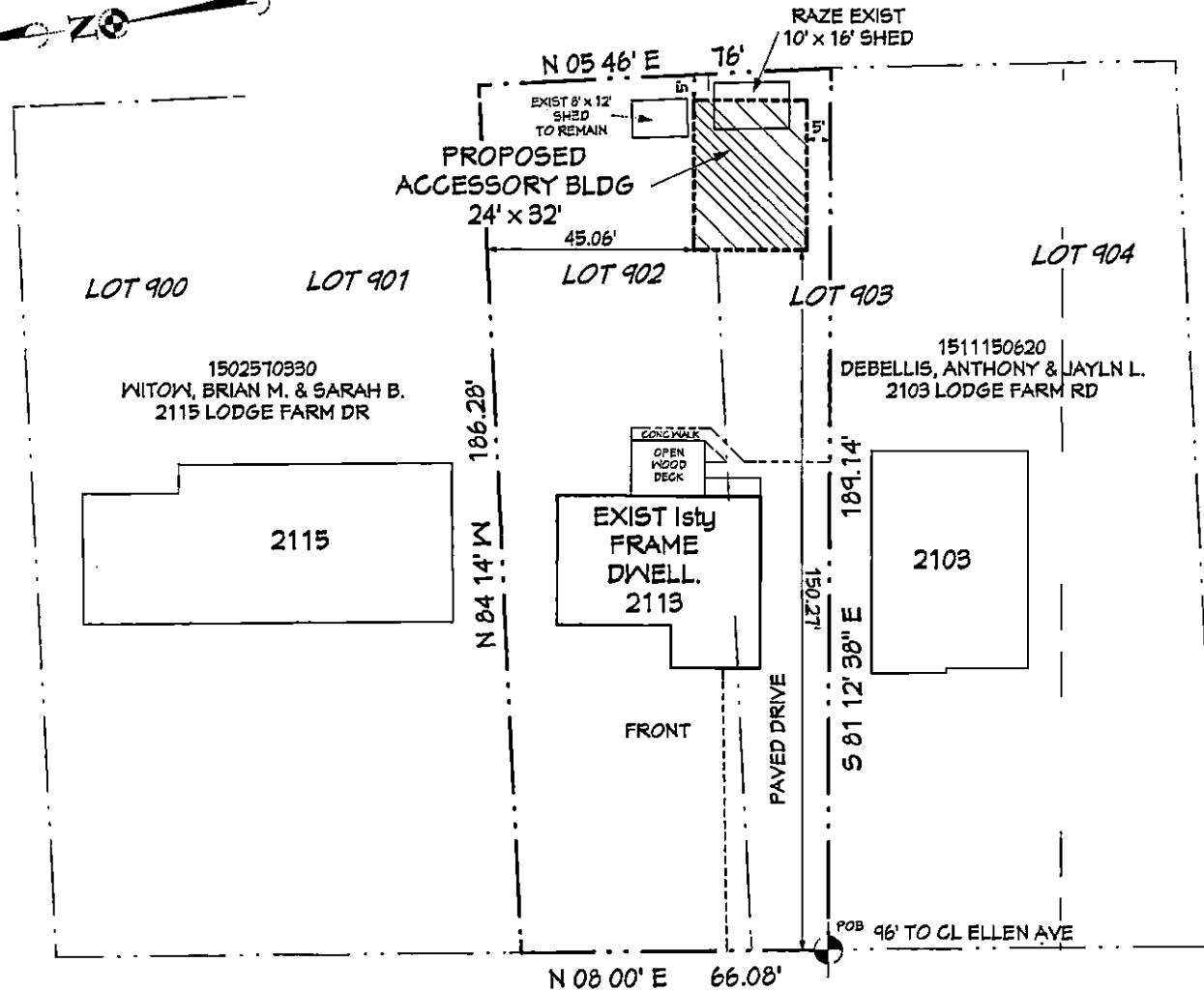
443-928-9385

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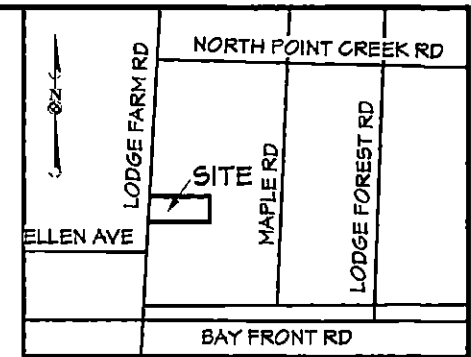


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VICINITY MAP

ZONING MAP# 0111
SITE ZONED DR 5.5
ELECTION DIST: 15 TH
COUNCIL DIST: 7
LOT ACREAGE: 0.431
SQUARE FEET: 18,774 S.F
HISTORIC: NO
IN CBCA: YES
IN FLOOD PLAIN: NO
UTILITIES
PUBLIC WATER & SEWER
PRIOR HEARING: NO

IMPERVIOUS CALCULATIONS

EXISTING IMPERVIOUS
DWELLING: 1,056
COVERED FRONT PORCH: 167
EXISTING SHED TO REMAIN: 96
EXISTING SHED TO BE RAZED: 160
DRIVEWAY: 1,565
CONCRETE WALKS: 74
BASEMENT STEPS: 48
TOTAL EXISTING IMPERVIOUS: 3,166 S.F.

PROPOSED IMPERVIOUS
EXIST MINUS RAZED SHED
 $3,166 - 160 = 3,006$
PROPOSED ACCESSORY BLDG
 $24' \times 32' = 768$
TOTAL PROPOSED IMPERVIOUS
 $3,006 + 768 = 3,774$ S.F.

ALLOWED IMPERVIOUS IN CBCA @
 $31.25\% = 4,149$ S.F.

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>8-23</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
	DEPS (if not received, date e-mail sent <u>8-23</u>)	
	FIRE DEPARTMENT	
	PLANNING (if not received, date e-mail sent _____)	
<u>8-2</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>8-6-17</u> by <u>Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1900009563			
Owner Information					
Owner Name:		EASTON DANIEL R EASTON ASHLEY L		Use:	RESIDENTIAL
Mailing Address:		2113 LODGE FARM RD BALTIMORE MD 21219-		Principal Residence:	YES
				Deed Reference:	/37535/ 00285
Location & Structure Information					
Premises Address:		2113 LODGE FARM RD BALTIMORE 21219-		Legal Description:	LT 902 PT LT 903 2113 LODGE FARM RD LODGE FOREST
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0111	0017	0098		0000	902
				Assessment Year:	2018
				Plat No:	0010/0076
				Plat Ref:	
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1984	1,056 SF	600 SF	18,774 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	YES	STANDARD UNIT	SIDING	2 full	
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2015	07/01/2017	07/01/2018
Land:		76,600	76,600		
Improvements		124,900	124,900		
Total:		201,500	201,500	201,500	
Preferential Land:		0			
Transfer Information					
Seller: EASTON DANIEL R		Date: 05/20/2016		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /37535/ 00285		Deed2:	
Seller: BENNER JOSEPH B		Date: 05/20/2016		Price: \$250,000	
Type: ARMS LENGTH IMPROVED		Deed1: /37535/ 00259		Deed2:	
Seller: ROBINSON RICHARD A		Date: 01/19/2011		Price: \$230,000	
Type: ARMS LENGTH IMPROVED		Deed1: /30396/ 00382		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2017		07/01/2018	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00		0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 06/12/2017					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					

2113 LODGE FARM RD



FRONT OF HOUSE

2113 LODGE FARM RD



REAR YARD



2103 REAR YARD (right hand neighbor)

2113 LODGE FARM RD



EXISTING SHED TO BE RAZED



REAR YARD LOOKING TOWARD HOUSE

2113 LODGE FARM RD



2115 REAR YARD (left hand neighbor)



REAR YARD LOOKING TOWARD LEFT HAND NEIGHBOR

Debra Wiley

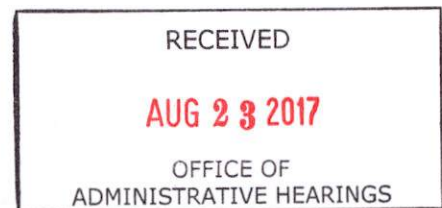
From: Jeffery Livingston
Sent: Wednesday, August 23, 2017 1:16 PM
To: Debra Wiley; Sherry Nuffer
Cc: Stephen Ford; Thomas C. Panzarella
Subject: Zoning Petition Comment 2018-036-A
Attachments: ZAC 18-0036-A 2113 Lodge Farm Road.doc

Debbie,

Here are the EPS comments for the above-referenced zoning variance request.

Let me know if you need anything else,

Jeff Livingston
Baltimore County
Department of Environmental Protection and Sustainability
111 West Chesapeake Ave, Suite 319
Towson, MD 21204
(410) 887-5859
Fax (410) 887-4804



Debra Wiley

From: Stephen Ford
Sent: Wednesday, August 23, 2017 10:44 AM
To: Debra Wiley
Cc: Jeffery Livingston; Regina A. Esslinger; Glenn E. Shaffer
Subject: RE: ZAC Comment for Case No. 2018-0036-A

Debra,
I have not received comments from our folks yet on these. The EIR group is really backed up but I will ask for some help.
Thanks,

Stephen A. Ford
Engineering Associate III
Department of Environmental Protection
And Sustainability
Development Coordination
111 West Chesapeake Avenue, Room 319
Towson, Maryland 21204
sford@baltimorecountymd.gov
410-887-5859
410-887-4804 fax

From: Debra Wiley
Sent: Wednesday, August 23, 2017 10:40 AM
To: Stephen Ford <sford@baltimorecountymd.gov>
Subject: ZAC Comment for Case No. 2018-0036-A

Hi Steve,

In reviewing the Administrative Variance files that closed this past Monday, August 21st, it appears one of the case files is marked "CBCA" however, I do not see a ZAC comment from DEPS. I've listed the case description below for your convenience.

Can you let me know when we might anticipate receiving your comment.

Thanks in advance; it is appreciated.

Case No. 2018-0036-A

2113 Lodge Farm Road

Location: E/S of Lodge Farm Road, 110 ft. +/- N of the intersection with Ellen Avenue.

Fifteenth Election District & Seventh Council District

Legal Owner: Daniel R. & Ashley Easton

Contract Purchaser: No Contract Purchaser was set

ADMISTRATIVE VARIANCE: To permit a garage with a height of 18 ft. in lieu of the permitted 15 ft.

CLOSING DATE: 08/21/2017

Debra Wiley
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

ZAC AGENDA

Case Number: 2018-0036-A

Primary Use: RESIDENTIAL

Reviewer: Merrey Joseph

Type: ADMISTRATIVE VARIANCE

Legal Owner: Daniel R & Ashley Easton

Contract Purchaser

Critical Area : Yes Flood Plain: No Historic No Election Dist Fifteenth Councilmanic Dist Seventh

Property Address: 2113 Lodge Farm ROAD

Location: E/S of Lodge Farm Road, 110 ft. +/- N of the intersection with Ellen Avenue.

Existing Zoning: DR 5.5

Area: .431 sq. ft. +/-

Proposed Zoning: ADMISTRATIVE VARIANCE:

To permit a garage with a height of 18 ft. in lieu of the permitted 15 ft.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 8/21/2017 12:00:00AM

Miscellaneous: